

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Owner 1:	GIANAKURA STAMATIA & CHRISTE
Owner 2:	
Owner 3:	
Street 1:	155 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	WILLIAMS DENNIS -
Owner 2:	WILLIAMS MARION G -
Street 1:	155 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,583 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2836 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7583		Sq. Ft.	Site		0	70.	0.85	6									453,243						453,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7583.000	422,900	1,400	453,200	877,500
Total Card	0.174	422,900	1,400	453,200	877,500
Total Parcel	0.174	422,900	1,400	453,200	877,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	309.41	/Parcel:	309.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,100	1400	7,583.	453,200	877,700	877,700	Year End Roll	12/18/2019
2019	101	FV	363,600	1500	7,583.	446,800	811,900	811,900	Year End Roll	1/3/2019
2018	101	FV	243,400	1500	7,583.	343,200	588,100	588,100	Year End Roll	12/20/2017
2017	101	FV	243,400	1500	7,583.	323,700	568,600	568,600	Year End Roll	1/3/2017
2016	101	FV	243,400	1500	7,583.	297,800	542,700	542,700	Year End	1/4/2016
2015	101	FV	237,400	1500	7,583.	278,400	517,300	517,300	Year End Roll	12/11/2014
2014	101	FV	237,400	1500	7,583.	256,400	495,300	495,300	Year End Roll	12/16/2013
2013	101	FV	237,400	1500	7,583.	256,400	495,300	495,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS DENNIS	69109-404		4/6/2017	Change>Sale	600,000	No	No		
	11599-164		11/7/1968			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1314	Add Att	25,000	C				
9/22/2017	1174	Siding	17,500	C				
7/31/2017	956	Addition	150,000	O				
7/19/1995	414		2,300				15X20 WDK	

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2019	Meas/Inspect	DGM	D Mann
8/25/2018	MEAS&NOTICE	HS	Hanne S
4/26/2018	Measured	DGM	D Mann
4/26/2018	Permit Visit	DGM	D Mann
2/27/2018	SQ Returned	MM	Mary M
12/14/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	117518
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

